

TOWN OF WESTFIELD ZONING BOARD OF ADJUSTMENT 2017 ANNUAL REPORT

Adopted: March 12, 2018

Prepared by:

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2018 Board of Adjustment Members

Chris Masciale, Chairman
Robert Benacchio, Vice Chairman
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Frank Fortino
Frank Fusaro
Eldy Pavon
Robert Whitehead
James Kelly, Alternate #1
Mary Alice Ryan, Alternate #2

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INTRODUCTION

This report was prepared in accordance with the requirements outlined in the New Jersey Municipal Land Use Law, section 40:55D-70.1, which states that:

"The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board."

This report summarizes the activity of the Westfield Board of Adjustment from January 1, 2017 through December 31, 2017. Included is a summary of applications and appeals from land use ordinance provisions. Also included is a series of recommended amendments to the Town's Land Use Ordinance, based upon the observations of the Board during its course of business throughout the year.

The Board of Adjustment is uniquely situated to bring to the attention of the Mayor and Council, and Planning Board, land use ordinance provisions which have resulted in numerous variance requests. Successive appeals for the same types of variance are very often an indication of an outdated ordinance provision, or a regulation which is not reflective of existing, prevailing conditions. This information helps to enable the Town to keep its land use regulations in step with the needs of the community.

BOARD OF ADJUSTMENT AUTHORITY

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., a Board of Adjustment has the authority to hear applications for various matters as outlined in the table below.

Type of Application	Zoning Board Jurisdiction
Appeals from decision of Zoning Officer	All Reviews
Interpretations of the Zoning Ordinance	All Reviews
Conditional Use Permits	Ancillary to "D" Type Variances
"C" Type Variances	Not if site plan or subdivision or conditional use is involved; also, ancillary to "D" Type Variances
"D" Type Variances	All Reviews
Permit for structure within public area or street; permit for structure on a lot with no street frontage	Not if site plan or subdivision or conditional use is involved; also, ancillary to "D" Type Variances

Type of Application	Zoning Board Jurisdiction
Subdivision Applications and Related Code	Ancillary to "D" Type Variances
Exceptions	
Site Plan Applications and Related Code	Ancillary to "D" Type Variances
Exceptions	
Certification of Legal Non-Conforming Use	All Reviews

As indicated in the table above, the New Jersey Municipal Land Use Law requires that all "d" type variances be heard by the Board of Adjustment. There are six categories of "d" type variances identified in the New Jersey Municipal Land Use Law, which are listed below. Any approval of a "d" type variance requires five affirmative votes from the Board of Adjustment.

- (1) a use or principal structure in a district restricted against such use or principal structure,
- (2) an expansion of a nonconforming use,
- (3) deviation from a specification or standard pursuant to section 54 of P.L.1975, c.291 (C.40:55D-67) pertaining solely to a conditional use,
- (4) an increase in the permitted floor area ratio as defined in section 3.1. of P.L.1975, c.291 (C.40:55D-4),
- (5) an increase in the permitted density as defined in section 3.1 of P.L.1975, c.291 (C.40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots either an isolated undersized lot or lots resulting from a minor subdivision or
- (6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

2017 MEETING SUMMARY

The Board of Adjustment met a total of 16 times between January 9, 2017 and December 11, 2017. Of those 16 meetings, 4 were special meetings which were called in order to address the volume and type of applications submitted in an expeditious manner.

2017 APPLICATION SUMMARY

General Overview of Applications Heard

The Board did hear and decide a total of 61 applications in 2017. Fifty-three of the applications decided were approved, and the remaining 8 denied. The applications included a total of 151 variance requests, comprised of 125 "c"-type or bulk variance requests, and 26 "d"-type variance requests.

At the end of the calendar year, there were 4 pending complete and scheduled application carried to 2018. One was carried at the request of the applicant and another due to the applicant's lack of legal representation at the hearing as required by law. The remaining 2 applications were carried due to meeting time constraints, however more than enough time was still available for the Board to render a decision in accordance with deadlines contained within the Municipal Land Use Law.

Variance Application Requests – 2017

	"C"Type	"D"Type	Total
	Variances	Variances	
Approved	99	17	116
Denied	26	9	35
Total	125	26	151

Fifty-one of the 61, or 84% of applications heard in 2017 involved property containing single family residential use. Of these, most involved additions to existing, single family dwellings or accessory structures on lots containing them (46 of the 61, or 75% of the applications heard in 2017). Examples of other applications involving property containing single family dwellings included four associated with the construction of new homes, and various other requests such as those related to fence style surrounding swimming pools, or parking area locations. The types of improvements seen by the Board has continued over at least the past three years, and is a clear indicator of a continued, substantial investment in the Town's existing housing stock and properties occupied by it.

Site Plan Review

The Board considered a total of 8 site plan applications in 2017. The most significant are described below.

One was a request for preliminary and final site plan approval, and variance approvals, in connection with the proposed construction of six attached dwelling units on a single lot located at 1481 East Broad Street and within the RS-12 Single Family Residence District where only detached single family dwellings are permitted. The six dwelling units would have been located within two separate buildings on the site, each of which would have contained three dwelling units. A total of 11 variances were requested as part of the application; including those from height, floor area ratio, number of buildings on the lot, and coverage requirements. Although located in proximity to other multi-family and attached housing units, the Board found that the applicant did not meet the required proofs in order for them to grant the variances requested or to grant site plan approval. The applicant also faced significant public opposition to their proposal.

Two of the site plan applications made pertained to the proposed ground floor office use and building addition at 177 East Broad Street within the Central Business District. The application involved the conversion of the ground floor of the building from retail use to

office use with the proposed tenant being a real estate developer. (At this location within the CBD Zone District office use is only permitted on upper stories.) The Board first granted preliminary site plan and use variance approval; and, subsequently the applicant returned to the Board for final site plan approval, which is the reason for the two site plan approval applications. As part of final site plan approval the applicant needed to prove compliance with the conditions of the preliminary site plan approval. The applicant successfully argued that the characteristics of the building and its location, the type of office use proposed, and proposed floor plan were grounds for an approval.

The remaining site plan applications were related to renovations of existing building spaces with minor or few site improvements necessary.

Subdivision Review

The Board of Adjustment did not hear any subdivision applications ancillary to "d" type variance requests in 2017.

Appeals, Interpretations, and Certificates of Non-Conformity

The Board did hear one appeal from a decision of the Zoning Officer in 2017 in regard to permitted yard encroachments. The Land Use Ordinance does allow for certain encroachments into a required setback, but only to a certain extent. Allowable encroachments include chimneys, certain window types, and other "architectural devices". The intent of the ordinance is that only a certain amount of square footage of these encroachments be permitted.

The appeal of the Zoning Officer's decision was in regard to the interpretation of this provision. In short, the Zoning Officer viewed the permitted encroachments to total no more than the permitted square footage specified in the ordinance. The appellant believed that the square footage permitted pertained to each, separate proposed encroachment. The Board of Adjustment upheld the Zoning Officer's decision. However, to avoid any confusion in the future, the Board is recommending that the language in the existing ordinance be amended to clarify the intent of the ordinance. Suggested language for the amendment is included within the "Recommendations for Zoning Ordinance Amendments or Revisions" section of this report.

There were no requests for interpretations of the Land Use Ordinance or requests for certificates of non-conformity made in 2017.

C-Type Variance Application Summary

An analysis of the types of variance requests by zone district could reveal outdated sections of the Land Use Ordinance, or sections of the Ordinance which are not in-line with prevailing conditions. Since the majority of applications reviewed by the Board involved additions to single family dwellings, a careful review of the types of variances requested in the single family zone districts is warranted. Looking for patterns in the

record of variance requests, such as, repeated requests for variances from the same ordinance section may be indicative of a need for revision.

The following table summarizes bulk type variance requests from the Land Use Ordinance for principal buildings and structures.

Zone District	Total Applications	Number of Variance Requests Principal Buildings and Structures									
		Front Yard	Rear Yard	Side Yard	Street Side Yard	Max. Continuous Wall Length	Eave Height	Principal Building Height	Permitted Number of Stories	Building Coverage	All Improvement Coverage
CBD	4	0	1	1	0	0	0	0	0	0	0
RM-6	6	2	0	4	0	2	0	0	0	6	1
RS-10	7	1	0	3	0	1	1	1	0	3	0
RS-12	3	3	1	0	0	0	0	1	1	2	1
RS-16	1	1	0	0	0	0	0	0	0	0	0
RS-6	14	4	2	9	0	4	0	0	2	13	2
RS-8	16	3	3	3	1	1	0	0	0	12	2
Total	56	14	7	20	1	8	1	2	3	36	6

The following table summarizes bulk type variance requests from the Land Use Ordinance for accessory buildings and structures.

Zone District	Total Applications	Number of Variance Requests Accessory Buildings and Structures						
		Side Yard Rear Yard Height Location Size						
RM-6	2	1	0	0	1	1		
RS-10	3	0	0	1	2	0		
RS-12	3	1	1	1	0	2		
RS-6	2	1	0	0	1	2		
Total	10	3	1	2	4	5		

The following table summarizes other "c"-type variance requests from the Land Use Ordinance for other provisions not captured in the preceding tables within this section.

Zone	Total	Number of Variance Requests Lot Standards and Other Variances						
District	Applications	Lo	t Standa	rds	Parking	Lighting	Signage	Fences
		Area	Width	Depth	Area	Lighting	Signage	rences
CBD	3	0	0	0	2	0	1	0
P-1	1	0	0	0	1	0	0	0
RM-6	1	2	2	0	0	0	0	0
RS-40	1	0	0	0	0	0	0	1
RS-6	2	0	0	0	1	0	0	1
RS-8	2	0	0	0	1	0	0	1
Total	10	2	2	0	2	0	1	3

As evidenced in the tables above, variances were most requested from building coverage, side yard setback, and front yard setback. This is due to the nature of existing construction and proposed modifications to existing single family dwellings to bring them up to modern standards. Such modifications typically include larger family rooms, larger kitchens, open floor plans, and bedroom additions. These variance requests are

evidence that there is continued desire to improve existing housing stock in Westfield, to bring it up to what are considered modern standards.

As seen in the table above, applicants from the RS-6 and RS-8 zone, where properties are typically in the 6,000 to 8,000 square foot range, have requested the greatest number of variances from building coverage requirements. Many of these coverage variances were necessary as the lots on which the homes stand, were nonconforming in area by not meeting the minimum lot sizes required in the zone district. The Board is careful to analyze the size of any proposed construction as compared to other properties in the immediate area, to determine if the proposed coverage is comparable to the character of the neighborhood or would be similar in scale and massing to other buildings in the neighborhood.

D-Type Variance Application Summary

As with c-type variance requests, an analysis of the types of variance requests by zone district could reveal outdated sections of the Land Use Ordinance, or sections of the Ordinance which are not in-line with prevailing conditions. Important when reviewing the number of requests for d-type variances that were before the Board, is noting that a d-type variance does not only involve requests for uses which are not permitted. Many d-type variance requests are as a result of other factors, such as not meeting a conditional use standard, or exceeding permitted floor area ratio. Of note is that an expansion of a dwelling without a required garage space is qualifies as an expansion of a nonconforming use.

			Number of Variance Requests						
Zone District	Total Applications	Use	Expansion of Non- Conforming Use	Conditional Use	FAR	Density	Principal Building Height		
CBD	3	3	0	0	0	0	0		
GB-1	1	1	0	0	0	0	0		
GB-3	1	2	0	0	0	0	0		
P-1	1	1	0						
RM-6	3	0	3	0	1	0	0		
RS-10	4	1	2	0	1	0	0		
RS-12	2	2	0	0	2	1	0		
RS-16	1	0	1	0	0	0	0		
RS-6	3	0	1	0	2	0	0		
RS-8	2	0	0	0	2	0	0		
Total	21	10	7	0	8	1	0		

The Board reviewed a total of 8 d-type variance requests from floor area ratio requirements. Floor area ratio requirements are on a sliding scale, based upon lot sizes and not zone district classification. Therefore, it is the size of an individual property and not the zone district in which it lies which specifies the allowable floor area ratio. The variance requests that the Board heard from floor area ratio requirements were de minimis in nature and all but 1 were for single family dwellings. The Board's review of the applications included the potential impacts of additional building mass on adjoining

property. No apparent pattern has appeared and too few variances have been requested from floor area ratio requirements to draw any significant conclusions.

All 7 of the variances requested for an "expansion of a non-conforming use" were as a result of a lack of the required garage parking spaces. While two of these were denied, one of those denied returned to the Board with revised plans and ultimately obtained an approval. The Board's review of applications where the required garage parking space is not available includes the availability of parking both on the site and off-site, and the ability to construct a garage on the property in the future without the need for any additional variances. The garage requirement continues to remain valid, as providing a garage on-site allows for interior storage of vehicles and less surface area being occupied by paving for vehicles.

The table above shows that a total of 10 "use" variances were requested. One of these was for property located on South Avenue within the Central Business District Zone District where the applicant proposed office use on the ground floor where it was not permitted. Notably, this variance request, along with many other factors, influenced the ultimate recommendation contained within the Mayor's Downtown Task Force Report that ground floor office use be permitted on any floor of a building located in property with a frontage on North Avenue or South Avenue. The South Avenue property's building design made its use as a "cash register" types of retail impractical. The building was set back from the street, and the ground floor was elevated above street level. In addition, the building did not have the typical "retail storefront" characterized by large windows.

Another 2 use variances related to the ground floor use of property within the Central Business District for office use although not along North or South Avenue. Both were approved after careful consideration, with the characteristics of both the building and office tenant type being important factors. One of these was for property at 177 East Broad Street described earlier in this report, and the second involved the Greater Westfield Area Chamber of Commerce who sought to relocate their office to the ground floor of a building located at 212 Lenox Avenue.

The Board also heard 2 separate variance applications to allow for basement use for purposes other than support functions, both of which were approved. Subsequent to these applications, the Land Use Ordinance was amended in 2017 to allow for usage of basement spaces as part of the primary use of a building. These variance requests influenced the Mayor and Council's ultimate decision to amend the Land Use Ordinance to allow for greater flexibility in the use of tenant spaces.

The application for the construction of townhouse units within the RS-12 Single Family Residence District at 1481 East Broad Street, required a total of 4 "d" type variances. Two of these were of the "use" type and the remaining were from floor area ratio and density. As described in the "Site Plan Review" section of this report, the application was ultimately denied.

Remaining "use" type variances were for recreational use in a detached garage on residential property, and finally the establishment of a greater percentage of gross floor area for residential use in a mixed-use building than is permitted.

At this time, there is no particular pattern is evident that would suggest ordinance changes are necessary as a result of the d-type variances requested in 2017.

RECOMMENDATIONS FOR ZONING ORDINANCE AMENDMENTS OR REVISIONS

The Board of Adjustment is responsible for reporting on instances where it has found existing zoning provisions to be lacking in clarity, obsolete, inapplicable, or simply in error. To do so, it is useful to look for patterns in the record of variances granted over the year. Repeated requests for relief from the same provision, for very similar and valid reasons, may be indicative of a provision that is simply untenable due to prevailing conditions, or modern standards of living. In that case, a land use ordinance amendment would be more appropriate than continually granting relief by way of variances. The amendment would not only save time, effort, and expense on behalf of applicants (and Board members), it would further the Town's best interest in that it would establish land use regulations by ordinance, rather than by variance approvals.

As noted in the body of this report, there are no clear patterns evident from the variances requested throughout 2017 from bulk standards which would indicate a need for amendments contained within the Land Use Ordinance at this time. However, there are other provisions for which the Board does make recommendations.

The Board is recommending that the language in the existing ordinance pertaining to permitted encroachments be amended to clarify the intent of the ordinance. Reasoning is described in the "Appeals, Interpretations, and Certificates of Non-Conformity" section of this report. Following is suggested language for the amendment:

- \$12.03.B.4. Ground-supported chimneys, chimney box structures, and flues, stacks and vents attached to the side of a building may encroach up to two and one-half (2½) feet into any required yard or court; provided, however, that the area of such encroachment projected to ground level shall not exceed twelve (12) square feet in the aggregate.
- §12.03.B.5. Oriels, bay windows, bow windows, window greenhouses, and similar architectural devices, may encroach up to three (3) feet into any required yard or court; provided however, that the area of such encroachment projected to ground level shall not exceed fifteen (15) square feet in the aggregate and

further provided that such encroachment is limited to structures on the ground floor of the building.

Finally, the Mayor and Council may wish to consider allowing for ground floor office use for certain properties along Lenox Avenue within the CBD Zone District. These properties are:

Street Address	Block	Lot
204 Lenox Avenue	3114	2
208 Lenox Avenue	3114	3
212 Lenox Avenue	3114	4

Two of these properties (204 Lenox Avenue and 212 Lenox Avenue) have already obtained variances over the years to allow for ground floor office use.

OTHER OBSERVATIONS

The Board is concerned about the use of detached garages for recreational space. This recreational use generates more activity in structures originally designed for use as automobile storage, lawn and garden tool storage, etc. As accessory structures, detached garages are located closer to property lines than a dwelling on a lot. A more intensive use such as recreational uses including game rooms, home gyms and "rec rooms" can potentially have a negative impact on adjoining property owners due to increased activity, noise, and lights in a structure close to adjoining property. In addition, these uses often have bathrooms and/or kitchen or food preparation areas associated with them. These spaces could easily be converted to illegal dwelling units. Therefore, the Town should continue to require variances for such proposed recreational uses in accessory structures.

Town of Westfield Zoning Board of Adjustment	2017 Annual Report
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A "VARIANCES" (AF	PPEALS)			
Date	Street Address	Block Lot	Decision Appealed	Board Decision
2/15/2017	814 Summit Avenue		Allowable encroachments	Appeal Denied

B "VARIANCES" (INTERPRETATIONS)							
Date	Street Address	Block Lot	Interpretation Requested	Board Decision			

C + D VARIANCES

C + D VARIANCES				i	Decision	7					Pr	incipal Buildir	nas			Co	overage			'd" Type/Use V	/ariances			Accessory Str	ıctures	Lot S	Standards	Parking Area		Other	
					Decicion .							Max		Principal	Permitted		All			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				1.0000001, 0				r anning raiou		1	TOTAL #
Decision Resolution Date Date	n Street Address	Block Lot	Zone	Notes	Approved Denied	Certificate of Nonconformity Subdivisio	Site	Front Vd	Poar Vd	Side Vd	Str Side Vd	Continuous Wall Length	Fave Height	Ruilding	Number of Stories	Bldg Covg	Improvement		Expansion NC Use	Conditional Use	FAR De	Prin	cipal Height Side	Yd Rear Yd Heigh	t Location Size	l ot Δrea	Lot Lot	Parking or Loading	Lighting §	Signage F	VARIANCES ences REQEUSTED
	427 South Avenue			Ground floor office use and		Trendementary Guburvisio		T TOTAL TO	ittear ru	Olde 14	Oli Olue Tu	Trum Longui	Lavorioigii	g.n.	0.000	Diag Covg	5519		110 000	000	1741 20	nony Diag	loigin Olde	Tu Iteal Tu Heigh	Locution	20171100	тиан Бори	Louding	Lighting	. Ignage 1	
1/9/2017 2/15/2017				freestanding sign	1		1											1											+	_1	2
1/9/2017 2/15/2017				Addition to single family dwelling	1				1														+						+	-+	1
1/9/2017 2/15/2017	725 Austin Street	2815 2	24 RS-6	Addition to single family dwelling	1					1						2							_						+-+		3
1/9/2017 2/15/2017	518 Tremont Avenue	3309	5 PS-12	Accessory garage construction	1																			1							2
1/3/2017		5505	10 110 12	7 tooossery gurage constitution	·																										
1/9/2017 2/15/2017	538 Sherwood Parkway	1304	5 RS-6	Addition to single family dwelling	1					1						2															3
				Open fence rather than solid fence as																											
2/15/2017 3/13/2017	4 Kimball Circle	2003	2 RS-40	a swimming pool enclosre	1																								+		1 1
2/45/2047 2/42/2047	814 Summit Avenue	4704 5.0	11 BC 6	Open fence rather than solid fence as a swimming pool enclosre																											
2/15/2017 5/15/2017	614 Suffillit Avenue	4704 5.0			<u> </u>					'																			t		-
3/13/2017 4/10/2017	528 West Broad Street	2708	85 RM-6	Addition to single family dwelling without garage	1			1		1		1				1			1		1										6
				Addition to single family dwelling																											
3/13/2017 4/10/2017	536 West Broad Street	2708	88 RM-6	without garage	1					1						1			1				1		1				+		5
4/10/2017 5/8/2017	762 Carloton Bood	4104	2006	Addition to single family dwelling	1			1				1																			2
4/10/2017 3/6/2017	702 Calleton Road	4104	3 113-0	Addition to single family dwelling	'																										
4/10/2017 5/8/2017	518 Kimball Avenue	2404	4 RS-8	Addition to single family dwelling	1											1															1
	226 South Scotch																														
4/10/2017 5/8/2017	Plains Avenue	2815	1 RS-6	Addition to single family dwelling	1				1			1																	+-+		2
4/10/2017 5/8/2017	324 Livingston Street	4004	1 PM 6	Addition to single family dwelling	1			1		1															,						2
4/10/2017 3/0/2017	024 Livingston onect	4004			'					<u>'</u>															<u> </u>						
4/10/2017 5/8/2017	543 Prospect Street	1006	1 RS-10	Addition to single family dwelling without garage	1														1												1
5/8/2017 6/12/2017	316 East Broad Street	3108	3 P-1	Basement Office Use Preliminary Site Plan and Variance	1	 	1											1					-					1	+	-+	2
5/8/2017 6/12/2017	177 East Broad Street	2505	5 CBD	for Ground floor office use and building addition	1		1		1	1								1										1			4
0,122011	177 Edot Broad Guest	2000																													
6/12/2017 7/10/2017	725 Dorian Road	2804		Swimming Pool Installation with open fence	1												1												1		1 2
6/12/2017 7/10/2017	1021 Coolidge Street	3601 2	23 RS-6	Addition to single family dwelling	1			1		1						3					\vdash								+	-+	5
6/12/2017 7/10/2017	118 North Scotch Plains Avenue	2709	1 RS-6	Solar Panel Installation	1																				1						
						i				Ì																İ					
6/12/2017 7/10/2017	414 Lenox Avenue	3110	3 RS-8	Detached garage construction	1											1	1												$\downarrow \downarrow \downarrow$		2
6/12/2017 7/10/2017	109 Surrey Lane	5206	2 RS-8	Addition to single family dwelling	1		+		1		1					1	 	-			\vdash		+						+	-+	2
6/12/2017 7/10/2017	750 First Street	2817	1 RS-6	Addition to single family dwelling without garage	1			1		1									1												3
	808 South Avenue			· ·																											
6/12/2017 7/10/2017	West	2510	2 GB-3	Basement childcare center use	1		1				ļ							2											$\downarrow \downarrow \downarrow$		2
7/10/2017 8/14/2017	7 Mohawk Trail	5116	19 RS-8	New single family dwelling	1	 	-	1	1	1		1				2	-	1			1		+	+ +					+	-+	7
7/10/2017 8/14/2017	329 Kimball Avenue	1113	4 RS-8	Addition to single family dwelling	1					1																					1
				,		i																				İ					
7/10/2017 8/14/2017	837 Ramapo Way	605	5 RS-24	Swimming pool enclosure	1]																							1 1

Prepared by Donald B. Sammet;PP/AICP;Town Planner 1/22/2018

				Decision						Prin	icipal Building	js			Co	overage			d" Type/Use Va	riances		Accessory Str	uctures	Lot S	tandards	Parking Area		Other	
Decision Resolution Date Date					Certificate of	Site					Max Continuous		Principal Building	Permitted Number of		All Improvement		Expansion	Conditional		Principal				Lot Lot	Parking or			TOTAL # VARIANCES
Date Date	Street Address	Block Lot Zone	Notes	Approved Denied	Nonconformity Subdivision	Plan	Front Yd I	Rear Yd S	side Yd Str	Side Yd	Wall Length	Eave Height	Height	Stories	Bldg Covg	Covg	Use	NC Use	Use F	AR Dens	ty Bldg Height Sid	e Yd Rear Yd Heigh	nt Location Size	Lot Area	Width Depth	Loading	Lighting	signage Fer	ences REQEUSTED
7/10/2017 8/14/2017	528 West Broad Street	2708 35 RM-6	Addition to single family dwelling	1							1				1	1												_	3
7/26/2017 8/14/2017	738 Moutain Avenue	1203 23 RS-8	Front yard parking area	1																						1			1
7/26/2017 8/14/2017	935 Irving Avenue	4809 14 RS-6	Addition to single family dwelling	1					1						2					1									4
7/26/2017 8/14/2017	603 Hillcrest Avenue	3302 15 RS-8	Addition to single family dwelling	1											1					1									2
7/26/2017 8/14/2017	642 Scotch Plains		Addition to single family dwelling	1											2														
				'											2														
7/26/2017 8/14/2017	653 Hillcrest Avenue	3302 5 RS-6	Addition to single family dwelling Addition without required garage	1					1		1				1														3
7/26/2017 8/14/2017	25 Sunnywood Drive	201 67 RS-16	space	1			1											1											2
7/26/2017 8/14/2017	78 Tamaques Way	5201 54 RS-8	Deck addition	1											3														3
8/14/2017 9/11/2017	910 Dunham Avenue	4703 5.03 RS-12	2 Addition to single family dwelling	1			1	1												1									3
8/14/2017 9/11/2017	506 Summit Avenue	3003 19 RM-6	New two family dwelling	1											3									2	2				7
8/14/2017 9/11/2017	528 Prospect Street	1002 25 RS-10	Detached garage partial conversion to recreational use	1													1					1							2
8/14/2017 9/11/2017	38 Soudder Road		2 Driveway expansion	1																			2						2
			Townhouse construction in single-				_																						
9/11/2017 10/11/2017	1481 East Broad Stree		2 family zone district	1		1	2						1	1	1	1	2			1 1		1							11
9/11/2017 10/11/2017	137 Hamilton Avenue	306 79 RS-12	Pergola construction	1											1														1
9/11/2017 10/11/2017	622 Embree Crescent	808 8 RS-6	Detached garage expansion	1												1						1	2						4
9/11/2017 10/11/2017	535 Coleman Place	902 10 RS-6	Addition to single family dwelling	1											2	1													3
9/11/2017 10/11/2017	509 Central Avenue	3205 25 GB-1	Conversion of second story space to apartments	1		1											1												1
10/11/2017 11/13/217	657 Fairmont Avenue	3301 2 RS-10	Addition to single family dwelling	1					1						1														2
10/11/2017 11/13/217	619 Hillcrest Avenue	3302 13 RS-8	Addition to single family dwelling	1					1																				1
				1																			4						1
	802 Shadowlawn Drive		Tree house construction Final Site Plan for Ground floor office	1																			1						
10/11/2017 11/13/217	177 East Broad Street	2505 15 CBD	use and building addition Site Plan and variance for Ground	1		1															+ +							+	0
10/11/2017 10/11/2017	212 Lenox Avenue	3114 4 CBD	floor office use	1		1											1									1			2
11/13/2017 12/11/2017	533 Edgar Road	2909 10.01 RS-6	Addition to single family dwelling	1					1					1														-	2
11/13/2017 12/11/2017	536 West Broad Street	2708 38 RM-6	Addition to single family dwelling without garage	1					1									1											2
11/13/2017 12/11/2017	727 Fourth Avenue	3405 7 RS-10	Addition to non-conforming two family dwelling in single family zone	1					1		1	1	1					1											5
11/13/2017 12/11/2017	726 Carleton Road	4105 5 RS-10	Addition to single family dwelling	1_																			1						1
			Construction of accessory outdoor	1											4														1
	500 Highland Avenue		kitchen and fireplace																										
11/13/2017 12/11/2017	586 Rahway Avenue	2904 2 RS-8	Addition to single family dwelling	1			1														+ +							-	1
11/13/2017 12/11/2017	501 Topping Hill Road	1306 23 RS-8	Addition to single family dwelling	1				1							2						+ +							+	3
11/13/2017 12/11/2017	1539 Rahway Avenue	5509 29 RS-10	New single family dwelling	1					1																				1

Prepared by Donald B. Sammet;PP/AICP;Town Planner 1/22/2018

					Dec	Decision					Principal Buildings										"d" Type/Use	e Variances			Accessor	ry Struct	ures	Lot Standards			Parking Area	Other				
Decision Date	Resolution Date		Block Lo	t Zoı	ne Notes	Approve		Certificate of Nonconformity		Site Plan I	Front Yd	Rear Yd	Side Yd	Str Side Yo	Max Continuous Wall Length	Eave Height	Building	Permitted Number of Stories	Bldg Covg	All Improvement Covg	Expansion Use NC Use	Conditiona Use	II FAR Densit	Principal by Bldg Height	Side Yd	Rear Yd I	Height	Location	Size Lot	Lot Area Width	Lot Depth	Parking or Loading	Lighting	Signage Fo	VA	TOTAL # ARIANCES EQEUSTED
12/11/201	7 1/18/2018	620 Garfield Avenue	1406	9 RS	S-8 Basketball backboard in driveway		1																													0
12/11/201	7 1/18/2018	611 Carleton Road	4101	23 RS	S-8 New single family dwelling	1					1																									1
12/11/201	7 1/18/2018	1524 Pine Grove Avenue	5612	7 RS	S-6 New single family dwelling		1				1		1		1			1	1				1													6
12/11/201	7 1/18/2018	633 Prospect Street	1006	2 RS	S-8 Addition to single family dwelling	1								1																						1
	7 1/18/2018	410 South Euclid Avenue	3201	8 RS	S-10 Addition to single family dwelling	1					1																									1
TOTALS						53	8	0	0	8	14	7	20	1	8	1	2	3	36	6	10 7	0	8 1	0	3	1	2	4	5	2 2	0	4	0	1	3	151